

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
N/S Woodley Road, 60 ft. to the * ZONING COMMISSIONER
c/l of Willow Spring Road
6700 Woodley Road * OF BALTIMORE COUNTY
12th Election District
7th Councilmanic District * Case No. 99-209-A
Mary C. Craig, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Mary C. Craig for that property known as 6700 Woodley Road in the Dundalk section of eastern Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft. on a corner lot for a detached garage in lieu of the minimum required 16-1/2 ft., in a D.R.10.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

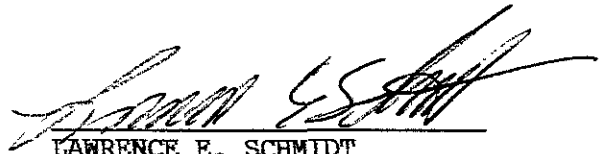
By

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of December 1998 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft. on a corner lot for a detached garage, in lieu of the minimum required 16-1/2 ft., in a D.R.10.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE

BY

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 23, 1998

Ms. Mary C. Craig
6700 Woodley Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 99-209-A
Property: 6700 Woodley Road

Dear Ms. Craig:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

c: HJ& R Contractors, Inc.
P.O. Box 15453
Baltimore, Maryland 21220





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6700 Woodley Road
which is presently zoned DR10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow a side yard setback of 3 ft. on a corner lot for an accessory structure (detached garage) in lieu of the minimum required 16 1/2 ft (1/2 rear yard farthest removed from the side street).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Mary C. Craig
Name - Type or Print _____

Signature Mary C. Craig _____

Name - Type or Print _____

Signature _____

6700 Woodley Road 410-284-1877
Address _____ Telephone No. _____

Baltimore MD 21222
City _____ State _____ Zip Code _____

Representative to be Contacted:

HJ&R Contractors, Inc.

Name _____

P.O. Box 15453 410-391-6811
Address _____ Telephone No. _____

Baltimore MD 21220
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-209-4

REV 9/15/98

Reviewed By JPL Date 11-18-98

Estimated Posting Date 11-29-98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6700 Woodley Road
Address
Baltimore MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Unable to build garage on corner lot due to side set back regulation. Garage will not be in line with house. Needs to go into side yard.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Mary C. Craig

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

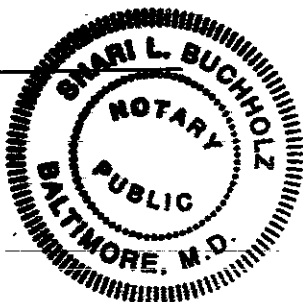
I HEREBY CERTIFY, this 2nd day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary C. Craig
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

11/2/98



Notary Public

My Commission Expires

August 1, 1999

R24 09/15/98

209

ZONING DESCRIPTION FOR 6700 Woodley Road

Beginning at a point on the north side of Woodley Road which is 60 feet wide at the distance of 60 feet of the centerline of the nearest improved intersecting street Willow Spring Road which is 70 feet wide. *Being Lot # 1 Block 6700, Section #0 in the subdivision of Dundalk as recorded in Baltimore County Plat Book # 4 , Folio # 95 containing 3960 square feet. Also known as 6700 Woodley Road and located in the 12th Election District, 7th Councilmanic District.

209

99-209-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

D

209
Item No. 060748

DATE 11-18-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: H.J.E.R. Contractors, Inc.

FOR: Residential Variance Filing Fee
for # 6700 WOODLEY RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED	ACTUAL	TIME
11/18/1998	11/18/1998	10:31:20
MISCELLANEOUS CASH RECEIPT		
Receipt #	060748	060748
CO. NO.	060748	

50.00 CHECK

Baltimore County, Maryland

99-209-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: 99-209-A

PETITIONER/DEVELOPER: () Mary E. Craig

DATE OF HEARING/CLOSING: () 12-14-98

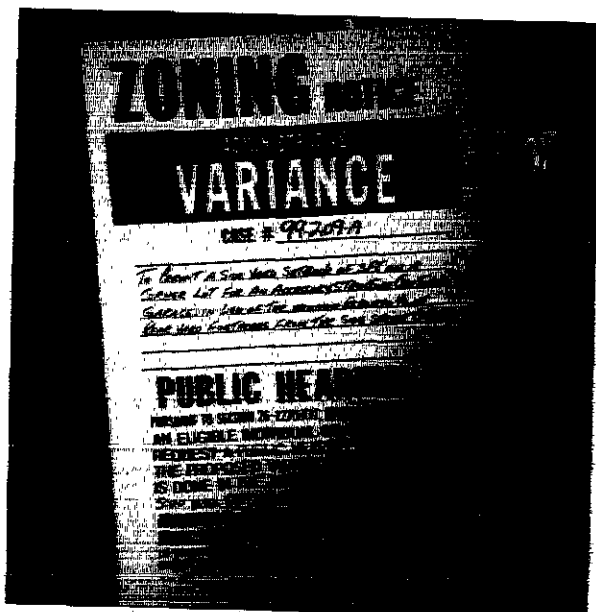
ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

6700 Woodley Road, Baltimore, Md. 21222

1-28-98 BY THE UNDERSIGNED.



SINCERELY,

Thomas P. Ogle Sr. 11/28/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 209 -A Address 6700 Woodley Rd.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-18-98 Posting Date: 11-29-98 Closing Date: 12-14-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 209 -A Address 6700 Woodley Rd.
Petitioner's Name Mary C. Craig Telephone (410) 284-1877
Posting Date: 11-29-98 Closing Date: 12-14-98

Wording for Sign: To Permit A side yard setback of 3 ft. on a
Corner lot for an accessory structure (detached
garage) in lieu of the required 1/2 of rear yard farthest
from the side street (16 1/2 ft).

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-209-A
Petitioner: MARY C. CRAIG
Address or Location: 6700 Woodley Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: HJR Contractors Inc.
Address: P.O. Box 15453
BALTIMORE MD 21220
Telephone Number: 410-391-6811



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 14, 1998

HJ&R Contractors, Inc.
P. O. Box 15453
Baltimore, MD 21220

RE: Item No.: 209
Case No.: 99-209-A
Location: 6700 Woodley Rd.

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 18, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 18, 1998

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 7, 1998
Item Nos. 206, 208, 209, 211, 212,
and 213

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1207.NOC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11-27-98

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

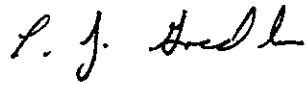
RE: Baltimore County
Item No. 203 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


1- Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: November 30, 1998


FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 188, 209 and 212

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey M. Long", is written over a horizontal line.

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 30, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 30, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

200, 201, (109) 210, 211, 212, 213, 214, and 105

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6700 WOODLEY ROAD

Subdivision name: DUNDALK

Plat book # 4, folio # 95, lot # 1, section # 0

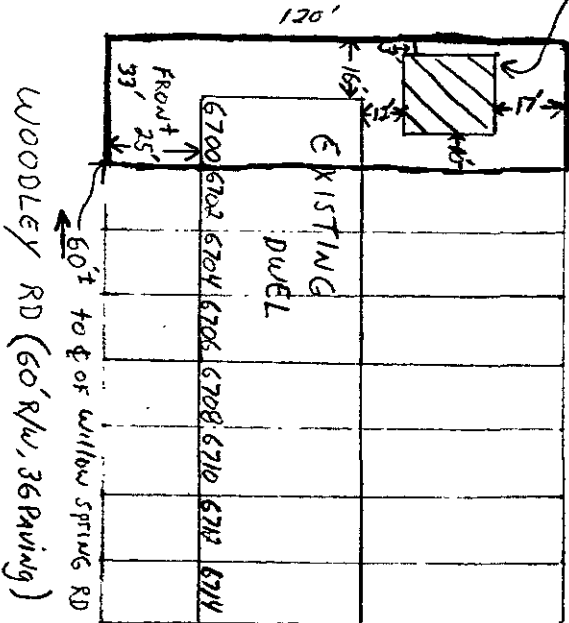
OWNER: MARY CRAIG

see pages 5 & 6 of the CHECKLIST for additional required information

Proposed Detached
Garage 20' x 24' x 15'

25' ALLEY

WILLOW SPRING RD



North



date: 11-19-98
prepared by: [Signature]

Scale of Drawing: 1" = 50'

[Handwritten signature]

LOCATION INFORMATION

Election District: 12
Councilmanic District: 7

1"=200' scale map#: SE-4-E

Zoning: D.R. 10.5

Lot size: .09 acreage 3960. square feet

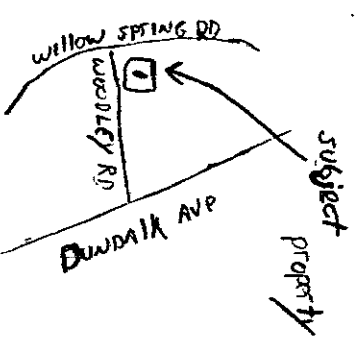
SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ YES ☐ NO

Chesapeake Bay Critical Area:
Prior Zoning Hearings: NONE

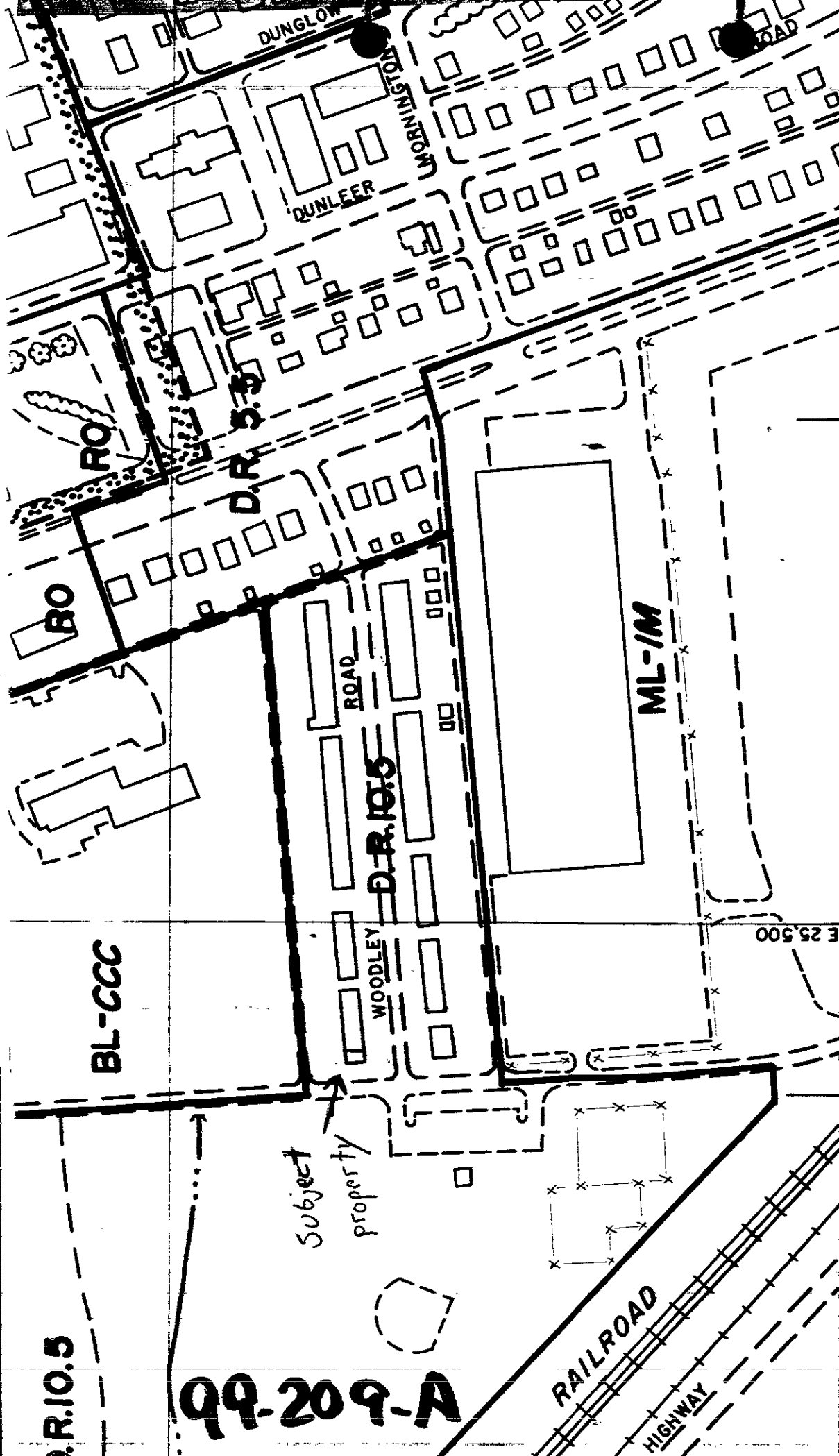
Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 209 CASE#:

① Vicinity Map
North
scale: 1"=1000'



99-209-A



1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev

Chairman, County Council

S.E. 4-E

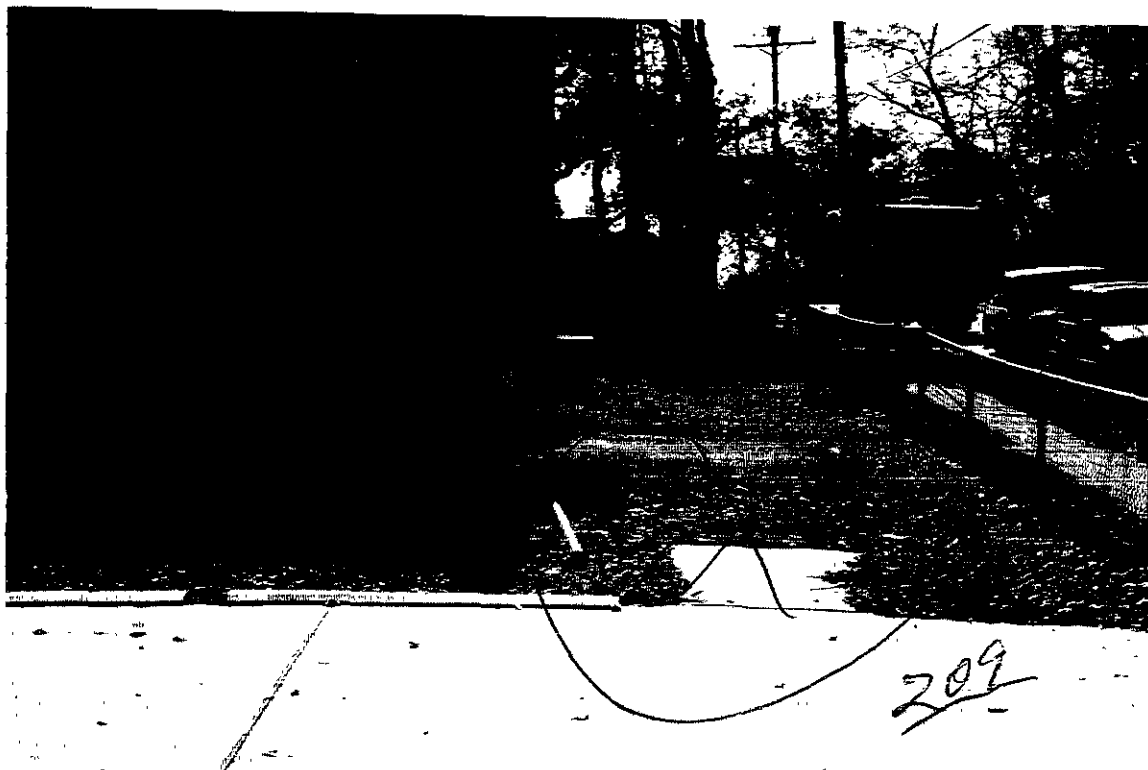
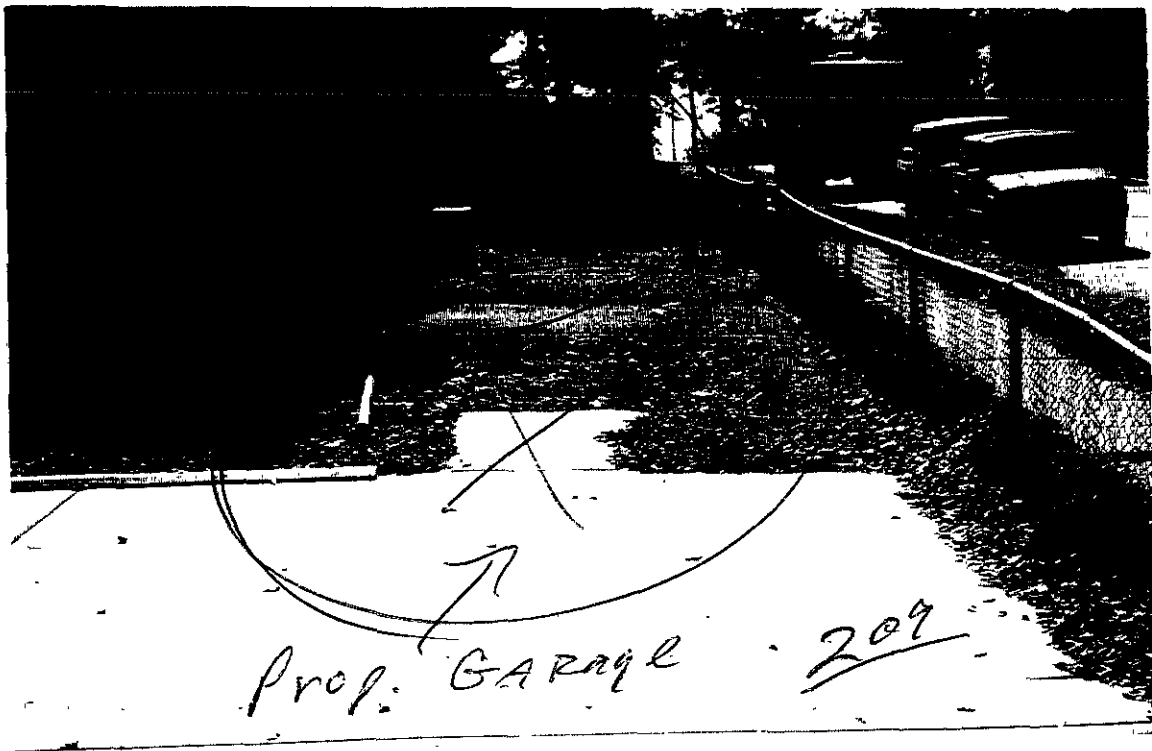
#209

BALTIMORE
OFFICE OF PLANNING
OFFICIAL

AS.
C METHODS



99-209-A



99-209-A



99-209-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

S.E.
4-E

DUNDALK

DATE
OF
PHOTOGRAPHY
JANUARY
1986

99-209-A